100.0	0001	0006.C	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,541,300	/	2,541,300
USE VALUE:	2,541,300	/	2,541,300
ASSESSED:	2,541,300	/	2,541,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
307		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSTON GAS COMPANY
Owner 2:	DBA NATIONAL GRID
Owner 3:	PROPERTY TAX DEPT
Street 1:	40 SYLVAN RD
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02451-1120 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.87 Sq. Ft. of land mainly classified as Gas-Plant with a Util. Bldg. Building built about 1951, having primarily Brick Exterior and 273 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
425	81457.000	16,100		2,525,200	2,541,300
Total Card	1.870	16,100		2,525,200	2,541,300
Total Parcel	1.870	16,100		2,525,200	2,541,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 9,308.79 | /Parcel: 9,308.

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 100.0-0001-0006.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	425	FV	16,100	0	81,457.	2,525,200	2,541,300		Year end	12/23/2021
2021	425	FV	16,100	0	81,457.	2,484,400	2,500,500		Year End Roll	12/10/2020
2020	425	FV	16,100	0	81,457.	2,443,700	2,459,800	2,459,800	Year End Roll	12/18/2019
2019	425	FV	14,300	0	81,457.	2,280,800	2,295,100	2,295,100	Year End Roll	1/3/2019
2018	425	FV	14,300	0	81,457.	2,036,400	2,050,700	2,050,700	Year End Roll	12/20/2017
2017	425	FV	14,300	0	81,457.	1,792,100	1,806,400	1,806,400	Year End Roll	1/3/2017
2016	425	FV	14,300	0	81,457.	1,344,000	1,358,300	1,358,300	Year End	1/4/2016
2015	425	FV	13,200	0	81,457.	1,221,900	1,235,100	1,235,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12571-30		12/21/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/1992	241	Manual	1,200					ROOFING

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
425	Gas-Plant		81457		Sq. Ft.	Site		0	31.	1.00	CA									2,525,167						2,525,200	

Total AC/HA:	1.87000	Total SF/SM:	81457	Parcel LUC:	425	Gas-Plant	Prime NB Desc	COMM AVG	Total: 2,525,167	Spl Credit	Total: 2,525,200

User Acct

64851

GIS Ref

GIS Ref

Insp Date

09/10/18

!8062!

PRINT

Date	Time
12/30/21	06:40:02

LAST REV

Date	Time
04/09/21	10:27:15

jorourke

PAT ACCT. 8062

USER DEFINED

Prior Id # 1:	64851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2021	I & E Return	JO	Jenny O
9/10/2018	Measured	PH	Patrick H
2/15/2017	I & E Return	EMK	Ellen K
3/24/2009	Measured	201	PATRIOT
6/13/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	59 - Util. Bldg.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	45.00
Size Adj.:	1.25000000
Const Adj.:	0.91019189
Adj $ / SQ:	51.198
Other Features:	0
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	24740
Depreciation:	8659
Depreciated Total:	16081

COMMENTS

1964.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	
---	---	---	---	---	---	---	---	---

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

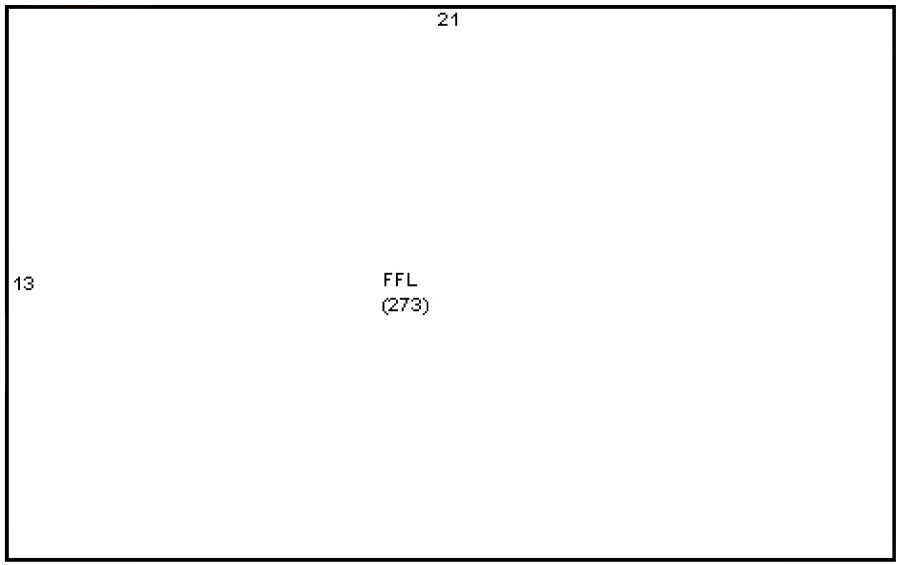
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	90.62
Special Features:	0	Val/Su Net:	58.97
Final Total:	16100	Val/Su SzAd	58.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	273	51.200	13,977

Net Sketched Area:	273		Total:	13,977	
Size Ad	273	Gross Area	273	FinArea	273

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

100.0-0001-0006.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc